Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	28 Canberra Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,300,000 Property Type House Suburb Brunswick

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	59 Thistle St BRUNSWICK 3056	$1,460,000	25/05/2024
2	101 Donald St BRUNSWICK 3056	$1,500,000	17/05/2024
3	11 Sutherland St BRUNSWICK 3056	$1,580,000	18/05/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/09/2024 09:44

28 Canberra Street, Brunswick Vic 3056

Elizabeth Kelly
9387 5888
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3 1 1

Property Type: House
Land Size: 462 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



59 Thistle St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,460,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 402 sqm approx

Agent Comments



101 Donald St BRUNSWICK 3056 (REI/VG)

4 3 1

Price: $1,500,000
Method: Sold Before Auction
Date: 17/05/2024
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments

Extra bedroom, however land is comparable.



11 Sutherland St BRUNSWICK 3056 (REI/VG)

3 2 3

Price: $1,580,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 464 sqm approx

Agent Comments

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